



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

Bob Kinney - Chairman
Cheryl Richardson, Ward 1
Jason Allen Waters, Ward 2
Vacant, Ward 3
John Schupp, Ward 4
Vacant, Ward 5
Stephen Diffley, Ward 7

Tuesday, July 2, 2013

6:00 PM

City Hall Council Chambers

Jason Allen Waters, Stephen Diffley, John J. Schupp, R. W. "Bob" Kinney,
and Cheryl Richardson

Staff:

Brian Binzer, Development Services Director
Patsy Bryan, Secretary to the Board
Shelby Little, Urban Planner
Daniel White, City Attorney

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the July 2, 2013 Planning Commission Meeting to order at 6:00 p.m.

MINUTES:

20130669

June 4, 2013 Regular Planning Commission Meeting Minutes

Review and Approval of the June 4, 2013 Regular Planning Commission Meeting Minutes

File #20130669 – Review and Approval of the June 4, 2013 Regular Planning Commission Meeting Minutes.

Mr. Diffley moved to accept the June 4, 2013 Regular Planning Commission Meeting Minutes as written, seconded by Mr. Waters. The motion carried 4-0-1 with Mr. Schupp abstaining as he was not at the meeting.

This matter was Approved and Finalized

Abstain: 1 - Schupp

CODE AMENDMENT:**20120819****CA2013-05 Amendment to the Future Land Use Map, a component of the City of Marietta's Comprehensive Plan 2006-2030.****CA2013-05 [CODE AMENDMENT]** Proposal to amend the Future Land Use Map, a component of the City of Marietta's Comprehensive Plan 2006-2030.

File #20120819 (CA2013-05) Amendments to the Future Land Use Map, a component of the City of Marietta's Comprehensive Plan 2006-2030.

A public hearing was held.

Mr. Binzer explained that cities in Georgia are required to complete comprehensive planning for the Georgia Planning Act. Future Land Use maps are part of this requirement. Inconsistencies are often reflected in these maps due to policy changes and changes in certain areas of town. The Future Land Use maps are used as a policy decision tool for rezonings or special land use changes.

Mr. Binzer described these changes as being caused by many reasons, such as the city purchasing property for a fire station or park.

No one spoke in favor or in opposition.

The public hearing was closed.

Mr. Diffley made a motion to approve all future land use maps except 6, 22 and 23, seconded by Mr. Waters.

Map #6 - Proposal is to recommend a change to the existing Medium Density Residential (MDR) Future Land Use to Mixed Use Development (MXD). Mr. Waters moved to recommend to city council that map #6 be approved as presented, seconded Mr. Diffley. Motion carried 4 – 1 – 0. Mr. Schupp opposed.

Map #22 - Proposal is to recommend a change to Community Service and Institutional (CSI) for the area north of Tower Road, making it easier for hospital/medical development to expand. Mr. Waters made a motion to adopt Map #22 as presented, seconded by Mr. Diffley. Motion carried 5 – 0 – 0.

Map #23 – At this time, Mr. Binzer read the definitions of High Density Residential (HDR) and CSI (Community Service and Institutional).

Mr. Waters made a recommendation to accept Map #23 as presented, seconded by Mr. Diffley. Mr. Schupp requested adding an amendment to keep the motion, as presented, but exclude CSI (Community Service and Institutional) and keep it High Density Residential (HDR). Mr. Waters did not accept the amendment. Mr. Schupp offered a substitute motion to change the area north of Tower Road as Community Service and Institutional (CSI) as proposed and south of Tower to remain as High Density Residential (HDR). No vote was taken.

Mr. Schupp made a motion, seconded by Mr. Diffley to change the area north of Tower Road to Community Service and Institutional (CSI), as proposed, and south of Tower to remain as High Density Residential (HDR). The motion carried 4 – 1 – 0 with Mr. Waters opposed.

20130576**CA2013-09 Amendment to the Comprehensive Development Code of the City of Marietta regarding brew pubs, breweries, distilleries and wineries**

CA2013-09 [CODE AMENDMENT] Proposal to amend the Comprehensive Development Code of the City of Marietta, Division 708.15 Neighborhood Retail Commercial (NRC), Division 708.16 Community Retail Commercial (CRC), Division 708.17 Regional Retail Commercial (RRC), Division 708.18 Central Business District (CBD), Division 708.26 Light Industrial (LI), Division 708.27 Heavy Industrial (HI), Division 712.01 Special Land Use Permits (SLUP) and Division 724.02 Definitions of Terms, regarding brew pubs, breweries, distilleries and wineries.

File #20130576 (CA2013-09) Amendments to the Comprehensive Development Code of the City of Marietta regarding brew pubs, breweries, distilleries and wineries was presented by Mr. Binzer.

A public hearing was held.

Mr. Binzer explained that through the judicial legislative committee and city council process, staff has been requested to move forward with changing the city's code regarding brew pubs, breweries, distilleries, and wineries.

The proposal would amend the Comprehensive Development Code of the City of Marietta, Division 708.15, Neighborhood Retail Commercial (NRC); Division 708.16, Community Retail Commercial (CRC); Division 708.17, Regional Retail Commercial (RRC); Division 708.18, Central Business District (CBD); Division 708.26, Light Industrial (LI); Division 708.27, HI (Heavy Industrial); Division 712.01, Special Land Use Permits (SLUP); and Division 724.02, Definitions of Terms, regarding brew pubs, breweries, distilleries, and wineries.

In certain districts that do not currently allow for brew pubs, smaller breweries, smaller wineries, or smaller distilleries in places like downtown or other commercial districts, they have to be smaller than 15,000 square feet. If larger than 15,000 square feet they would have to obtain a Special Land Use Permit.

There was no one in support or in opposition to this request.

Mr. Schupp briefly described his trip to the Kentucky Bourbon Trail Tour where most of the distilleries are located in industrial areas. Towns such as Bardstown and Lexington restrict these facilities to the non-cooking of the alcoholic beverage because of the odor emitted. Caution needs to be utilized when considering hours of operation and containment of odor.

A lengthy discussion took place as how to regulate the odor.

The public hearing was closed.

Mr. Schupp made a motion, seconded by Mr. Diffley, to recommend to city council that this change to the city code be tabled until there is more research done on what city council wants as far as operations.

Mr. Binzer stated that city council wants to allow someone to manufacture beer in the downtown area on a small scale and also to allow accessory tasting rooms. As a separate classified use, city council wants a brew type operation mainly for restaurants where they make their own beer.

The motion carried 4-1-0 with Mr. Waters opposed.

This matter was Tabled

OTHER BUSINESS:

20130665 Planning Commission - Election of Chairman

Election of Chairman to serve for one year from July 2013 to July 2014.

File #20130665 – Planning Commission – Election of Chairman to serve for one year from July 2013 to July 2014.

Attorney Daniel White opened the floor for nominations for Chairman to serve from July 2013 to July 2014.

Mr. Diffley nominated Mr. Bob Kinney to serve as Chairman. No other nominations were made. Attorney Daniel White closed the floor for nominations.

Mr. Diffley made a motion to elect Commissioner Kinney as Chairman, seconded by Mrs. Richardson. The motion carried 5 – 0 – 0.

20130666 Planning Commission - Election of Vice Chairman

Election of Vice Chairman to serve for one year from July 2013 to July 2014.

File #20130666 – Planning Commission – Election of Vice Chairman to serve for one year from July 2013 to July 2014.

Attorney Daniel White opened the floor for nominations for Vice Chairman to serve from July 2013 to July 2014.

Chairman Kinney nominated Mr. Diffley to serve as Vice Chairman. No other nominations were made. Attorney Daniel White closed the floor for nominations.

Chairman Kinney made a motion to elect Mr. Diffley as Vice Chairman, seconded by Mr. Schupp. The motion carried 5 – 0 – 0.

ADJOURNMENT:

The July 2, 2013 Planning Commission Meeting adjourned at 7:05 p.m.

ROBERT W. KINNEY, CHAIRMAN

PATSY BRYAN, SECRETARY